

March 16, 2023

BCC Agenda Date/Item: _____

Housing Authority Board of Commissioners
 Clackamas County

Approval to apply for Permanent Supportive Housing capital funding for Phase I of the Hillside Park Redevelopment Project. Grant request is \$1.2M. Funding is through the Oregon Department of Housing and Community Services. No County General Funds are involved.

Previous Board Action/Review	3/14/16 – Briefed at Issues 9/22/22 – Approval of the Related Northwest Exclusive Negotiation Agreement for the redevelopment of Hillside Park 8/15/21 – Approval of Resolution 1956 Authorizing the Housing Authority's Submittal of a Section 18 Demolition and Disposition Application for Hillside Park Public Housing Complex 10/03/19 – Approval of Hillside Park Master Plan Design Concept		
Performance Clackamas	This funding aligns with the County's strategic priority to ensure safe, healthy, and secure communities by increasing the inventory of affordable housing units in Clackamas County.		
Counsel Review	No	Procurement Review	No
Contact Person	Devin Ellin, Director of Housing Development, Housing Authority of Clackamas County	Contact Phone	971-227-0472

EXECUTIVE SUMMARY: The Housing Authority of Clackamas County requests approval to apply for \$1.2M in Permanent Supportive Housing (PSH) funding from the Oregon Department of Housing and Community Services (OHCS) for the Phase 1 redevelopment of Hillside Park. Phase 1 will replace 54 units of near-obsolete public housing with 275 units of newly constructed housing affordable to households with incomes at or below 60% of the Area Median Income (AMI). Applying for this funding provides an opportunity for the Housing Authority, Related NW, and Northwest Housing Alternatives to further the redevelopment project and ensure its financial viability.

OHCS is seeking applications for the new construction, rehabilitation, or acquisition/rehabilitation of new PSH projects. The sources of funds are Article XI-Q Bonds, federal Housing Trust Funds, and state general funds. Projects must serve qualified low-income households that are Chronically Homeless and are assessed by a region's Coordinated Entry system as the most vulnerable homeless persons. To best help PSH-eligible households, PSH projects must utilize project-based rental assistance and provide on-

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site, comprehensive tenancy support services that allow for long-term housing stability and wellness. Participation is limited to the Projects of teams, like HACC staff, who have participated in the OHCS-sponsored Corporation for Supportive Housing, Supportive Housing Institute.

Given the scale and level of infrastructure required to complete the redevelopment of Hillside Park, braiding already committed funds, including \$40M in Affordable Housing Bond Funds and \$4M in congressionally directed spending, with other funding opportunities, is necessary to ensure the success of the project.

In addition to this request, the Housing Authority will bring forth additional requests for approval to apply for grant funds from the other sources, including but not limited to Local Innovation and Fast Track funds, Nature in Neighborhoods, and a Capital Magnet Fund grant.

RECOMMENDATION: Staff recommends that the Board approve the request to apply for and accept if awarded, \$1.2M in Permanent Supportive Housing capital funding from the State of Oregon for the Hillside Park redevelopment project.

Respectfully submitted,



Rodney A. Cook
Director of Health Housing and Human Services

Financial Assistance Application Lifecycle Form

Use this form to track your potential award from conception to submission.

Sections of this form are designed to be completed in collaboration between department program and fiscal staff.

If renewal, complete sections 1, 2 & 4 only. If direct appropriation, complete page 1 and Dept/Finance signatures only.

If Disaster or Emergency Relief Funding, EOC will need to approve prior to being sent to the BCC

****CONCEPTION****

Section I: Funding Opportunity Information - To Be Completed by Requester

Award type: Direct Appropriation (no application) Subrecipient Award Direct Award

Award Renewal? Yes No

Lead Fund # and Department:	40 - H3S - Housing Authority
Name of Funding Opportunity:	Permanent Supportive Housing (PSH)

Funding Source: Federal – Direct Federal – Pass through State Local

Requestor Information: (Name of staff initiating form)	Devin Ellin - HACC Director of Development
Requestor Contact Information:	dellin@clackamas.us; 971.227.0472
Department Fiscal Representative:	Darren Chilton
Program Name & Prior Project #: (please specify)	Hillside Park Redevelopment - Clackamas County Housing Authority/Development

Brief Description of Project:

The Hillside Park site in Milwaukie, Oregon is being redeveloped to create a safe, healthy, and secure community by replacing 100 units of near-obsolete public housing with up to 500 units of newly constructed affordable housing. Phase 1 of the Hillside Park Redevelopment project will replace 54 units of deteriorating public housing with 275 units of newly constructed housing affordable to households with incomes at or below 60% of the Area Median Income (AMI).

OHCS is seeking applications for the new construction, rehabilitation, or acquisition/rehabilitation of new PSH projects. The sources of funds for this NOFA are Article XI-Q Bonds, federal Housing Trust Funds, and general funds. Projects must serve qualified low-income households that are Chronically Homeless and are assessed by a region's Coordinated Entry system. The construction budget for the project is \$1.2M. PSH units must utilize assistive devices and provide accessible features.

Name of Funding Agency:

Notification of Funding Opportunity Web Address:

OR

Application Packet Attached: Yes No

Completed By: _____ Date: _____

**** NOW READY FOR SUBMISSION TO DEPARTMENT FISCAL REPRESENTATIVE ****

Section II: Funding Opportunity Information - To Be Completed by Department Fiscal Rep

Competitive Application Non-Competing Application Other

Assistance Listing Number (ALN), if applicable:		Funding Agency Award Notification Date:	TBD
Announcement Date:	January 18, 2023	Announcement/Opportunity #:	#2023-4 PSH
Grant Category/Title	Permanent Supportive Housing	Funding Amount Requested:	\$1.2M
Allows Indirect/Rate:	Yes	Match Requirement:	No
Application Deadline:	March 30, 2023	Total Project Cost:	160,430,000 (approx)
Award Start Date:	at construction closing	Other Deadlines and Description:	Pre-application February 1, 2023 at 11:59pm PST
Award End Date:	at construction completion		
Completed By:		Program Income Requirements:	N/A
Pre-Application Meeting Schedule:	Regular Meetings with Related, HACC Development team & HACC Finance Team		

Additional funding sources available to fund this program? Please describe:
 Low Income Housing Tax Credits (LIHTC), Private Activity Bonds, State and Local funding sources, Grants

How much General Fund will be used to cover costs in this program, including indirect expenses?
 No County General Funds are involved

How much Fund Balance will be used to cover costs in this program, including indirect expenses?
 N/A

In the next section, limit answers to space available.

Section III: Funding Opportunity Information - To Be Completed at Pre-Application Meeting by Dept Program and Fiscal Staff

Mission/Purpose:

1. How does the grant/funding opportunity support the Department and/or Division's Mission/Purpose/Goals?

The Hillside Park site in Milwaukie, Oregon is being redeveloped to create a safe, healthy, and secure community by replacing 100 units of near-obsolete public housing with up to 500 units of newly constructed affordable housing. Phase 1 of the Hillside Park Redevelopment project will replace 54 units of deteriorating public housing with 275 units of newly constructed housing affordable to households with incomes at or below 60% of the Area Median Income (AMI).

2. Who, if any, are the community partners who might be better suited to perform this work?

N/A

3. What are the objectives of this funding opportunity? How will we meet these objectives?

The objective of the PSH Program is to expand the state's supply of affordable housing designed to serve households experiencing chronic homelessness. PSH Projects must: Utilize project-based rental assistance to ensure PSH units are deeply and sustainably affordable for households with little to no income. Offer on-site comprehensive tenancy support services that are voluntary for residents. PSH teams must complete the Oregon Supportive Housing Institute put on by our partners, Corporation for Supportive Housing. The PSH Program at OHCS offers 3 funding components, all accessed through the State's Affordable Rental Housing NOFA Application process: PSH Capital for the development of PSH Projects PSH Project-Based Rental Assistance to allow for long-term, deep affordability for households experiencing chronic homelessness PSH Services Funding to operate a long-term PSH Services program on site for all PSH households PSH Units must serve households earning at or below 60% County Area Median Income (AMI) and are chronically homeless based on a region's CoC definition of chronically homeless. PSH Projects must also utilize their region's Coordinated Entry system to identify

4. Does the grant/financial assistance fund an existing program? If yes, which program? If no, what is the purpose of the program?

The funding furthers the financial viability of Phase I of the Hillside Park redevelopment project.

Organizational Capacity:

1. Does the organization have adequate and qualified staff? If no, can staff be hired within the grant/financial assistance funding opportunity timeframe?

Yes

2. Are there partnership efforts required? If yes, who are we partnering with and what are their roles and responsibilities?

HACC is the current landowner and will retain long term ownership of the property after the redevelopment's completion. Where applicable, real property in the public right of way will be dedicated to City of Milwaukie. Committed partner organizations: Related Northwest and Northwest Housing Alternatives. Potential partners: Boys and Girls Club, Oregon Food Bank, Providence ElderPlace.

3. If this is a pilot project, what is the plan for sun setting the project and/or staff if it does not continue (e.g. making staff positions temporary or limited duration, etc.)?

N/A

4. If funded, would this grant/financial assistance create a new program, does the department intend for the program to continue after initial funding is exhausted? If yes, how will the department ensure funding (e.g. request new funding during the budget process, supplanted by a different program, etc.)?

No, this will add to other funding sources to further the redevelopment of Hillside Park.

Collaboration

1. List County departments that will collaborate on this award, if any.

H3S - Housing Authority of Clackamas County & Housing and Community Development

Reporting Requirements

1. What are the program reporting requirements for this grant/funding opportunity?

TBD depending on funding source awarded

2. How will performance be evaluated? Are we using existing data sources? If yes, what are they and where are they housed? If not, is it feasible to develop a data source within the grant timeframe?

TBD depending on funding source awarded

3. What are the fiscal reporting requirements for this funding?

TBD depending on funding source awarded

Fiscal

1. Are there other revenue sources required, available, or will be used to fund the program? Have they already been secured? Please list all funding sources and amounts.

Affordable Housing Bonds \$40M, congressionally directed spending \$4M, CET ~ \$1.7M, LIFT from OHCS ~\$6.65M, other funding sources as identified through the project.

2. For applications with a match requirement, how much is required (in dollars) and what type of funding will be used to meet it (CGF, In-kind, local grant, etc.)?

N/A

3. Does this grant/financial assistance cover indirect costs? If yes, is there a rate cap? If no, can additional funds be obtained to support indirect expenses and what are those sources?

N/A

Other information necessary to understand this award, if any.

This NOFA does not set specific per-unit subsidy limits for PSH capital funds; however, there is a preference for Applications that request at or below \$300,000/unit in subsidy.

Program Approval:

Devin Ellin

Feb 23, 2023



Devin Ellin (Feb 23, 2023 14:58 PST)

Name (Typed/Printed)

Date

Signature

**** NOW READY FOR PROGRAM MANAGER SUBMISSION TO DIVISION DIRECTOR ****

****ATTACH ANY CERTIFICATIONS REQUIRED BY THE FUNDING AGENCY. COUNTY FINANCE OR ADMIN WILL SIGN****

Section IV: Approvals

DIVISION DIRECTOR (or designee, if applicable)

Toni Karter

Feb 23, 2023

Toni Karter

Toni Karter (Feb 23, 2023 16:11 PST)

Name (Typed/Printed)

Date

Signature

DEPARTMENT DIRECTOR (or designee, if applicable)

Adam Brown

Feb 23, 2023

Adam Brown

Adam Brown (Feb 23, 2023 17:00 PST)

Name (Typed/Printed)

Date

Signature

FINANCE ADMINISTRATION

Elizabeth Comfort

Feb 26, 2023

Elizabeth Comfort

Name (Typed/Printed)

Date

Signature

EOC COMMAND APPROVAL (WHEN NEEDED FOR DISASTER OR EMERGENCY RELIEF APPLICATIONS ONLY)

Name (Typed/Printed)

Date

Signature

Section V: Board of County Commissioners/County Administration

(Required for all grant applications. If your grant is awarded, all grant awards must be approved by the Board on their weekly consent agenda regardless of amount per local budget law 294.338.)

For applications less than \$150,000:

COUNTY ADMINISTRATOR	Approved: <input type="checkbox"/>	Denied: <input type="checkbox"/>
Name (Typed/Printed)	Date	Signature

For applications under \$150,000 email form to Christina Fadenrecht at CFadenrecht@clackamas.us for Gary Schmidt's approval.

For applications \$150,000 and above, email form with Staff Report to the Clerk to the Board at ClerktotheBoard@clackamas.us to be brought to the consent agenda.

BCC Agenda item #: Date:

OR

Policy Session Date:

County Administration Attestation

County Administration: re-route to department at

and

Grants Manager at financegrants@clackamas.us

when fully approved.

Department: keep original with your grant file.